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**Revision: 0**

**26 August 2022**

**Warwick Bowyer**  
**Iris Capital Group Pty Ltd**  
**GPO Box 5479**  
**Sydney NSW 2001**

**Re: Fire Engineering DA Statement of Support**  
**Project: 19-29 The Corso, Manly**

Dear Warwick

The purpose of this Development Application (DA) Fire Engineering Statement is to provide confidence to the Consent Authority that the documentation submitted for issuance of the development consent for the aforementioned site is capable of achieving compliance with the Building Code of Australia (BCA) with regards to fire safety.

This statement and assessment has been conducted by a registered Professional Engineer (Fire Safety), as required by the NSW *Design and Building Practitioners Act 2020*.

# 1. Project Background

The Ivanhoe Hotel Pty Ltd is the Applicant, to lodge a development application for alterations and additions to the existing premises, known as the Ivanhoe Hotel, located at 19-23, 25 and 27-29 The Corso, Manly. These applications relate to the premises which currently operate under DA 2019/0574 and DA 2008/196. The consents approved the following on the site:

*Change of use to a pub, alteration and additions to the premises, fitout and signage., (DA 2019/0574)*

and

*Alterations and additions to the Ivanhoe Hotel and extend to adjoining premises, including new façade, coffee shop, poker machine area, bottle shop and TAB. (DA 2008/196)*

No. 31 The Corso does not form part of these applications.

The purpose of the application is to improve the internal layout of the venue from an operational perspective, along with some minor works to the approved elevations to both The Corso and Market Lane.

The proposed alterations do not alter the approved use of the land, with all changes falling squarely within the approved use of the premises as a pub, which is defined in the Manly Local Environmental Plan 2013, as:

**pub** means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

**Note**— Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

The proposed alterations are as indicated on the application plans and include reconfiguration of the approved internal layout of the premises, as set out below:

- Demolition of existing improvements within 23, 25 and 27 The Corso including removal of the ground floor kitchen of 25 The Corso
- Relocation of the bottle shop from within No. 25 The Corso, to the south-western side of the site, at No. 23, facing The Corso and thus improving street activation
- Relocation of Sports Bar from 29 The Corso to 25 The Corso
- Reconfiguration to the approved layout of the gaming area to the rear of the bottle shop at No. 23 The Corso and part of the internal area contained within No. 25 The Corso
- Removal of the approved voids contained within No. 23 The Corso
- Creation of new voids within No 25 The Corso
- Modified internal seating area on the eastern side of the internal gaming area within No. 25 The Corso
- Change of the ancillary use of Level 1 of 23 The Corso from storage to ancillary office area, consistent with the approved use as a pub
- Reconfiguration of approved improvements to Level 1 of 23 The Corso
- Reconfiguration of existing layout to Level 1, 25 The Corso
- Miscellaneous structural works
- Additional signage to the Corso and Market Lane
- Alterations to building access and services, including stairs and floor finishes

The proposed works also seek to alter the approved facades as follows:

- Alterations to the approved front façade, facing The Corso, across No. 23, with two additional glazed openings to match the existing treatment to improve the active frontage facing the street
- Alterations to the approved rear façade of No. 23 The Corso, facing Market Lane, with new metal louvre panels and an entry door, along with a new fire escape door
- Replacement of the façade at the ground floor with Annetta windows at No 25 and 27. No changes are proposed to the Operational Conditions of the development consent.

The site is located in the B2 Local Centre zone, pursuant to the Manly Local Environmental Plan 2013 (the **LEP**) and the proposed alterations to the approved development are permissible with development consent from Northern Beaches Council (**the Council**) (Clause 1.6).

## 2. GHD Involvement

GHD has been involved in the early design coordination and discussion for the redevelopment work of the subject site. The ongoing involvement encompasses:

- Attendance at stakeholder coordination and design meetings
- High-level advice at the early design stage to ensure that non-compliances arising as a result of the standing fire order (as applicable) and the refurbishment works can be rectified by performance solution.
- High-level advice at the early design stage to ensure that non-compliances arising from the reconfiguration of the hotel can be rectified by performance solution.
- Ongoing discussions with the project and design team, with involvement in design amendments.

## 3. Fire Engineering Statement of Support

The following list of Building Code of Australia Performance Solutions have been identified by the BCA Consultant, AE&D and are detailed in the BCA report dated 4 April 2022, (Ref: 11784.1 Rev 2.0). It is noted that these are subject to change as the detailed design progresses and some may form Deemed-to-Satisfy Solutions, and other Performance Solutions may arise.

Sol	DtS Clause	Description of Performance Solution	Performance Requirement
1.	C2.7, C2.8, C3.1, C3.5, C3.7	Dependant on the structural engineer assessment, a performance based solution may be applied to reduce FRLs in the existing structure to the ground floor retail areas, the existing Ivanhoe Hotel and any door openings from these areas to a public corridor. The exact requirements of this performance solution will be clarified at a later design stage.	CP1, CP2

Sol	DtS Clause	Description of Performance Solution	Performance Requirement
2.	C2.7, C3.2	It is proposed that the eastern wall of the new non-fire isolated stair servicing the subject building will be glass extending the full height, from level 1 to the roof top. A performance solution is required to allow this proposed design, to ensure protection of the subject building and the adjacent building.	CP2
3.	C2.9	The building is fitted with timber floors throughout, which do not comply with the required FRLs in the BCA. A performance solution is required to allow retention of the timber floors.	CP1, CP2
4.	C3.2	There are several openings, existing and proposed, in the eastern and western sides of 19-23 The Corso that are exposed to the adjacent boundary, which require a performance solution to determine protection requirements.  <i>It is to be noted that several of these openings will likely be protected per Clause C3.4 of the BCA however this will be determined at a later stage of the design.</i>	CP2
5.	C3.2	To permit an opening between three separate lots without meeting the BCA criteria for fire separation. The opening which is between the three lots will allow for circulation within the one pub which is across the three lots and is under the one ownership. Lot boundaries applicable to this solution are boundaries between: <ul style="list-style-type: none"> <li>○ 23 &amp; 25 The Corso</li> <li>○ 25 &amp; 27 The Corso</li> </ul> <p><b>Note:</b> The performance solution shall require that the single ownerships of the lots is required to be maintained or else the performance solutions shall be rendered void and fire separation in accordance with BCA Clause C2.7 shall subsequently be installed between the two lots.</p>	CP2
6.	D1.3	The BCA permits a non-fire-isolated stairway to pass through 3 storeys in a Class 2 building, and one additional storey of any classification if sprinklers are provided throughout.  The non-fire isolated stairs in the subject building connects 5 levels (including ground floor, levels 1, 2 and 3 and a common rooftop space), therefore a performance solution is required to address this non-conformance.	DP4, EP2.2

Sol	DtS Clause	Description of Performance Solution	Performance Requirement
7.	D1.6	<p>A fire engineering performance solution will be required to allow a reduced width of the following paths of travel:</p> <ul style="list-style-type: none"> <li>– Ground floor: <ul style="list-style-type: none"> <li>– There is one point on the main path of travel where the width is less than 1000 mm, being 890 mm due to the inclusion of a hand rail.</li> <li>– There are three additional points of reduced width less than 1000 mm in areas that service a store room and waste areas, being 980 mm, 930 mm and 850 mm.</li> </ul> </li> <li>– First, Second &amp; Third Floor – Path of travel width at the common corridor is less than 1000 mm in width, being 960 mm.</li> </ul>	DP6
8.	E1.3	<p>A performance solution will be required to allow the hydrant booster to be located at the rear of the building.</p> <p><i>Note: Consultation with Fire &amp; Rescue NSW shall confirm their acceptance of the fire hydrant booster at this location.</i></p>	EP1.3
9.	E1.4	<p>A performance solution will be required to allow the omission of fire hose reels from the subject building. Noting that fire hose reels are only required in retail areas (ground floor of the subject building only).</p>	EP1.1

We can confirm that an assessment can be undertaken by a suitably qualified Fire Safety Engineer, holding the following necessary qualifications in NSW:

- Certifier (Fire Safety)
- Design Practitioner (Fire Safety Engineering)
- Professional Engineer (Fire Safety)

The assessment would be in consultation with project stakeholders including FRNSW and the Registered Building Surveyor / Principal Certifying Authority, to demonstrate that the building will comply with the Performance Requirements of the BCA. This may be via either or a combination of the following:

- Become DtS by way of design development
- Comparison to the BCA DtS Provisions
- Compliance with the BCA Performance Requirements (absolute assessment)

It is considered that the preparation of the Performance Solution and corresponding fire safety measures that are likely to be documented therein will not result in any material changes to the building design presented in the architectural drawings reviewed for the planning permit.

Should you require any additional information relating to the above please contact the undersigned.

Regards,

Prepared by:



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Fire Engineer

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Reviewed and approved by:



**Mark Cooney**  
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